

assessed or incurred when legally due, together with insurance premiums herein required to be paid on the property hereby mortgaged;

THAT they will keep during the continuance of this mortgage the buildings erected on the said mortgaged premises insured against loss with fire insurance and extended coverage, for a sum total of not less than \$12,000.00, in some safe and reliable insurance company, paying the premiums and assessments thereon as they fall due and become payable, and that they will maintain and deliver to the mortgagee the said policy of insurance and any other insurance which the mortgagors may carry upon the premises, and cause the same to be made payable to the said mortgagee for his benefit in case of loss or damage by fire or other casualty covered by said insurance; and the said mortgagors further in like manner covenant and agree that should they fail in any of these particulars, and the said mortgagee pays the premiums and assessments necessary to keep said policy or policies of insurance in force, the same so paid, with interest thereon, shall be a lien on the said mortgaged property as though included in the first instance in this mortgage itself.

AND the said mortgagors further covenant to commit or suffer no waste, impairment or deterioration of the said mortgaged property or any part thereof, and further covenant to keep the premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee, his personal representatives, heirs, successors or assigns, and any failure in either of these respects shall constitute a default herein.

THAT if default shall be made in the payment of the promissory note aforesaid at maturity, and the interest thereon, or any installment of principal or interest, or in the payment of any renewal in whole or in part or the interest thereon, when the same shall mature and become payable, or in the performance of any covenants herein contained, then it shall be lawful for the mortgagee, or his personal representatives, successors, or assigns to sell the said property and premises hereby mortgaged or so much thereof

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